

Request for Review

Delaware State Planning Coordination

540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "Request for Review" in its entirety. This form will enable the state staff to review the project before scheduling a meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090.

1. Project Title/Name: Ferry Cove

2. Location: Route 24, Millsboro DE

3. Parcel Identification #: 2-34-33 Parcels 7, 7.01 and 8 4. County or Local Jurisdiction Name: Sussex

5. Owner's Name: Richard Demmitt

Address:

City: Clarksville

State: MD

Zip: 21029

Phone: 410.365.0414

Fax: 301.854.3049

Email:

6. Applicant's Name: Atlantic Group

Address: 10038 Old Ocean City Boulevard

City: Berlin

State: MD

Zip: 21811

Phone: 410.629.1160

Fax: 410.629.1710

Email: ccarbaugh@wilesmensch.com

7. Engineer/Surveyor Name: Same

Address:

City:

State:

Zip:

Phone:

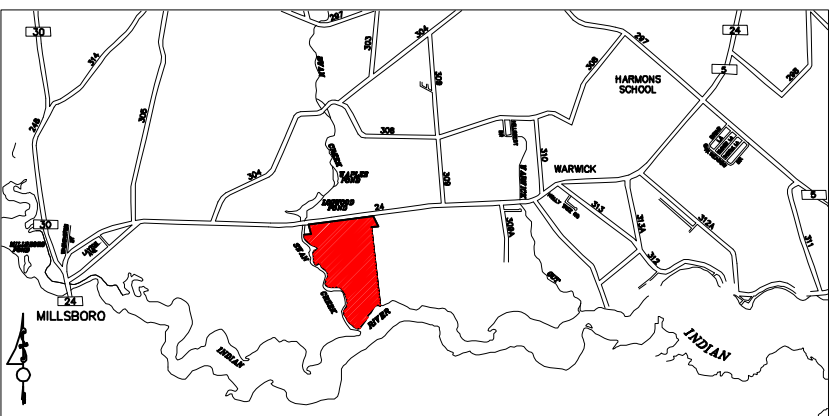
Fax:

Email:

8. Please Designate a Contact Person for this Project: Christoper M. Carbaugh

Information Regarding Site:			
9. Area of Activities (Acres +/-): 195		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
10. Is the application in compliance with the State Strategies Map?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
11. Any previous applicants?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
12. Present Zoning: Agricultural	13. Proposed Zoning: MR		
14. Present Use: Crops	15. Proposed Use: Residential		
16. Comprehensive Plan recommendation: Growth Area			
17. Existing Sanitary Facilities			
18. Water:	<input type="checkbox"/> Central	<input checked="" type="checkbox"/> On-Site	<input type="checkbox"/> Public
Service Provider Name:			
19. Sewer:	<input type="checkbox"/> Central	<input checked="" type="checkbox"/> On-Site	<input type="checkbox"/> Public
Service Provider Name:			
20. If a site plan please indicate square footage: NA			
21. If a subdivision:	<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Residential	
22. Number of Lots: 555			
23. % of Impervious Surfaces: -20%		Square Feet: 1742400	
24. If a subdivision:	Density of Project: 2.85	Number of Lots: 555	
25. Are there Flood Plain impacting this site? If so, please include this information on the site map.			
26. Will the site impact wetlands?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If yes, please define type:		Source of Information:	
27. Is the activity impacting any perennial streams, lakes or other natural bodies of water?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If yes, please list name:			
28. Does this activity encroach on or impact any conservation ditch?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If yes, please list name:			
29. Any developer funding for infrastructure improvement anticipated? Yes			

30. Are any environmental mitigation measures included or anticipated with this project?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If yes, please describe:		
31. Will this project generate additional traffic?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Estimated: Traffic Study in progress.		
32. Are you aware of any impact this project will have on historic resources? No		
33. Are you aware of any environmental impact this project will have? Nutrient Runoff shall be reduced by the change of use.		
34. Is this activity located within the State's mapped critical resources or environmentally sensitive sites?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If yes, please List them: Parcel abuts the Indian River		
35. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If yes, please List them: Permit for On-Site Wastewater Facility		
36. Please make note of the time-line for this project: 1.5 Years		
Thank you for this input. Your request will be researched thoroughly. Please be sure to note the contact person so we may schedule your request in a timely manner.		



Date:	09/10/2003
Scale:	1"=200'
Project No.:	
File:	ConSitePlanA
Drawn By:	CAC
Approved By:	CAC
Sheet:	1 of 1

[illegible]

FERRY COVE

PRELIMINARY SITE PLAN

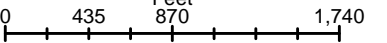
info@wilesmensch.com

**Wiles
Mensch
Corporation** | *Atlantic Group*
Engineering | Landscape Architecture | Planning | Surveying
11073 Catheil Road Suite 204 Berlin, Maryland 21811 Voice: 410.208.4220 Fax: 410.208.9710
info@wilesmensch.com

Preliminary Land Use Service (PLUS)

Ferry Cove
2004-02-01

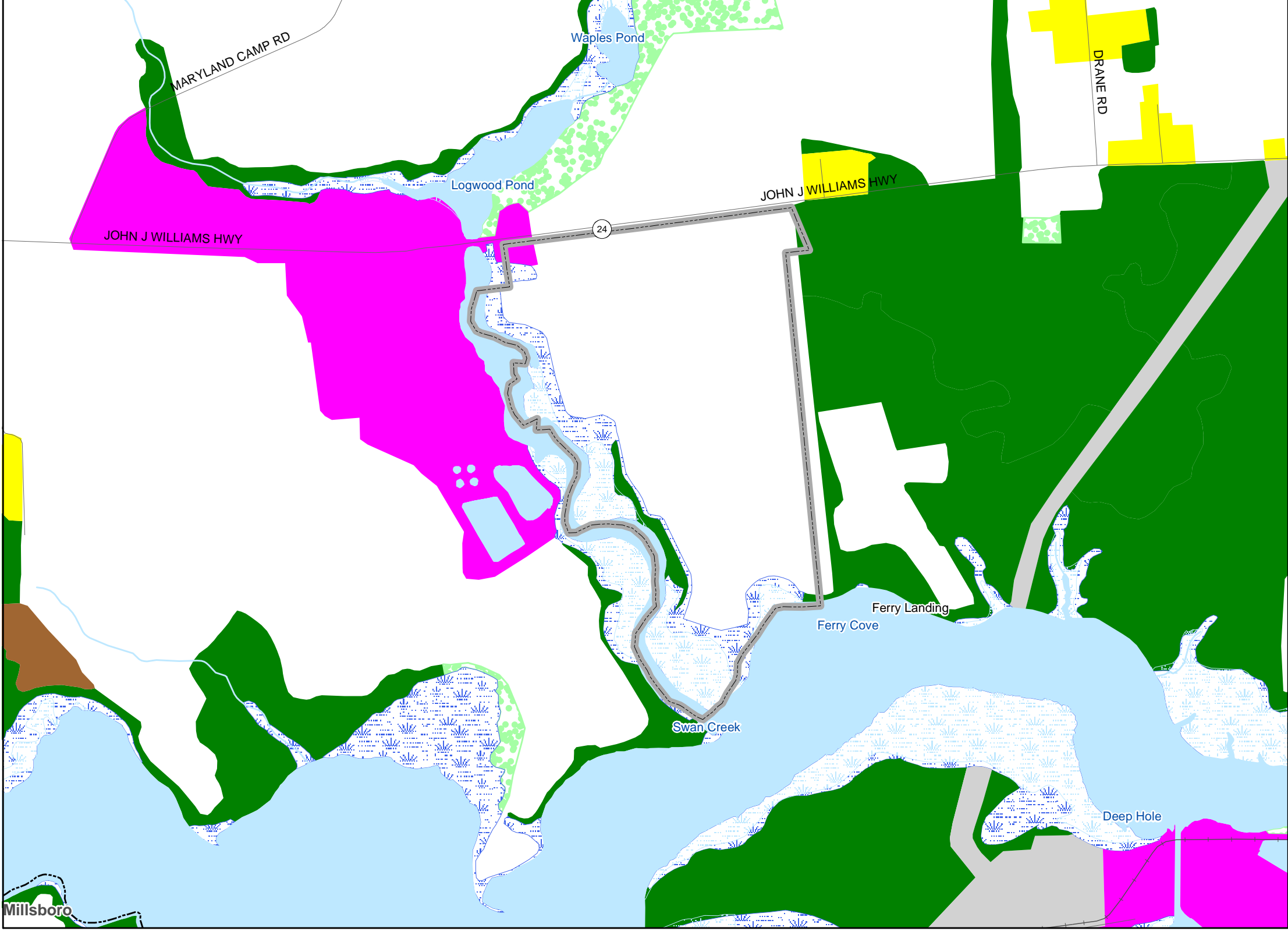
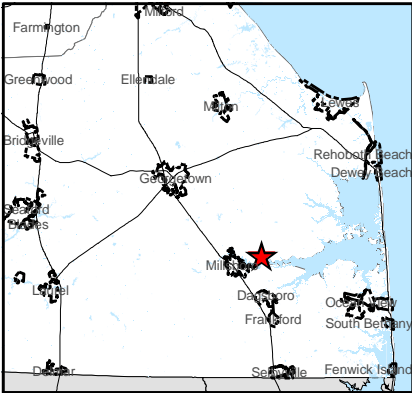
-  Project Area
-  Municipalities
- 2002 Land Use/Land Cover**
-  Residential
-  Commercial/Urban
-  Industrial
-  Trans./Comm./Utilities
-  Institutional/Governmental
-  Recreational
-  Agriculture
-  Scrub/Clear Cut
-  Forest
-  Water
-  Wetlands/Wet Woods
-  Beach/Sandy Area
-  Extraction/Transition



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












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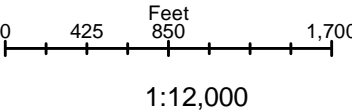


Preliminary Land Use Service (PLUS)

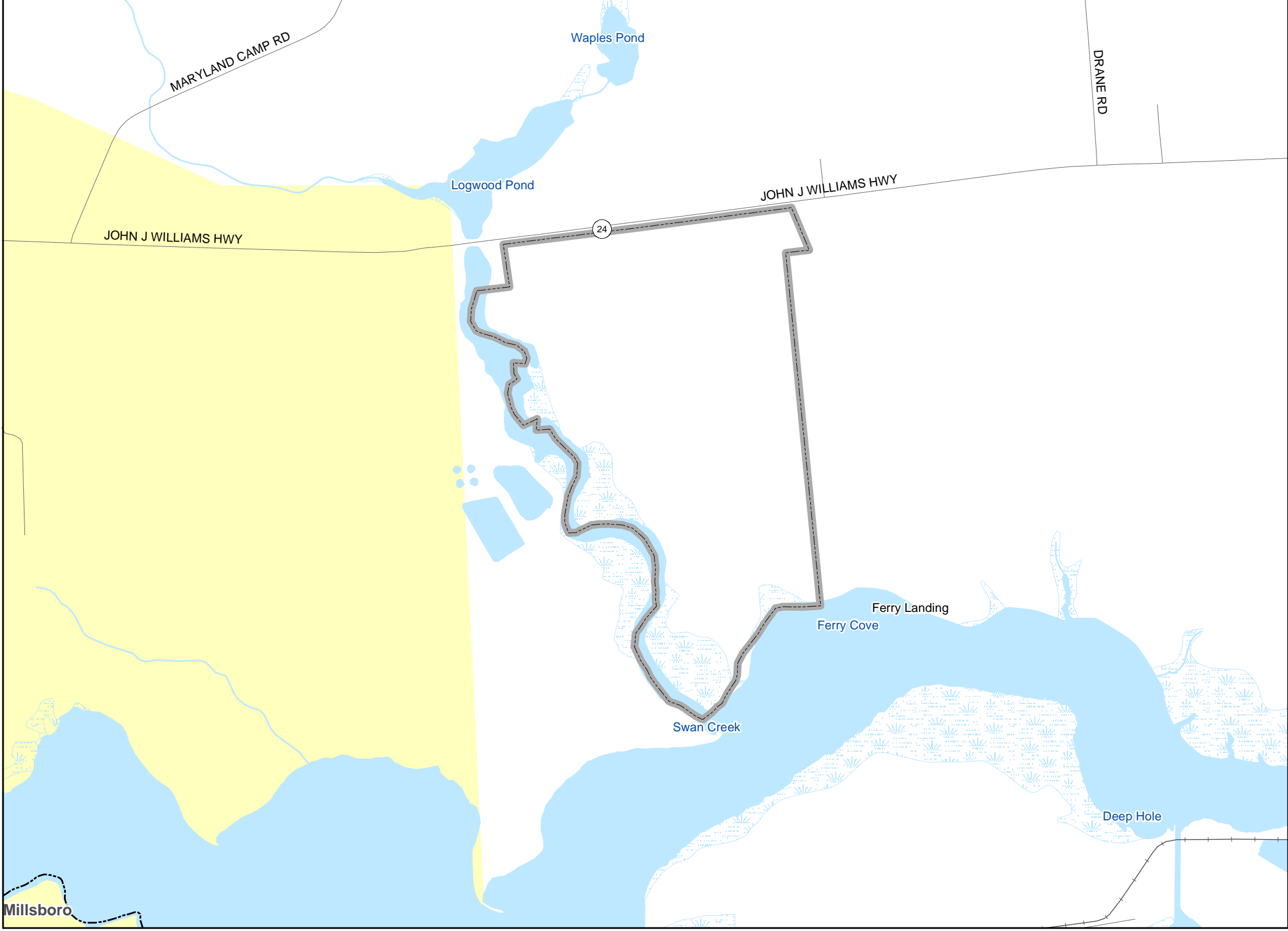
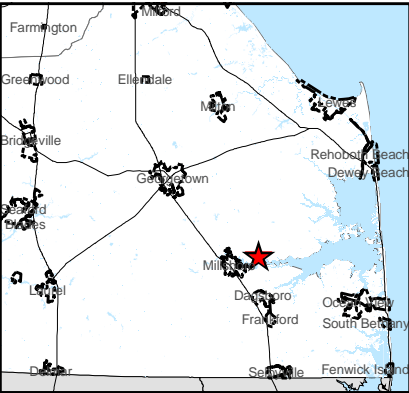
Ferry Cove
2004-02-01

-  Project Area
-  Municipalities
-  Public-Owned
- Ag. Preservation**
-  Purchased Dev. Rights
-  Donated Dev. Rights
-  Ag District

- SSXCO**
- State Strategy Level**
-  Community
 -  Developing Area
 -  Secondary
 -  Sensitive
 -  Rural



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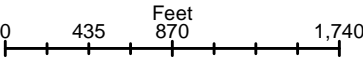


Preliminary Land Use Service (PLUS)

Ferry Cove
2004-02-01

2002 False-Color
InfraRed Orthophotography

- Project Area
- Municipalities



1:12,000



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